

TOWN OF FABIUS
STATE OF NEW YORK COUNTY OF ONONDAGA

SEQRA FINDINGS STATEMENT AND NEGATIVE
DECLARATION ON THE ADOPTION OF A
COMPREHENSIVE ZONING LAW FOR THE
TOWN OF FABIUS

RESOLUTION

#2007-4

The Town Board of the Town of Fabius in the County of Onondaga, State of New York,
met in regular session at the Town Municipal Offices in Fabius, New York on the 21st day of
May, 2007.

The meeting was called to order by the Town Supervisor, Robert DeMore, and the
following Town Board members were:

PRESENT:

Robert DeMore	Supervisor
Peter Schlicht	Councilman
Deborah Foster	Councilwoman
Barry Ellis	Councilman
James Conway	Councilman

ABSENT:

None

The following Resolution was moved and seconded:

WHEREAS, the proposed action being considered is the repeal of all existing Zoning
Laws and Ordinances of the Town of Fabius and the adoption of a new Comprehensive Zoning

Law and Maps for the Town of Fabius pursuant to Municipal Home Rule Law, Section 10(1);
and

WHEREAS, the Town Board and the Town's Zoning Committee, together with the input and assistance from the Planning/Environmental Research Consultants, have developed a written Comprehensive Plan for the Town of Fabius, which Comprehensive Plan was adopted by the Town of Fabius on July 18, 2005; and

WHEREAS, in conjunction with the adoption of the above-said Comprehensive Plan, the Town, through its Zoning Committee and Planning/Environmental Consultants, has been presented a total revision of the Town's Zoning Law and Zoning Map so as to better enforce and further the developmental objectives and goals identified in the Comprehensive Plan; and

WHEREAS, the Town Board, as Lead Agency, has conducted a generic review of the adoption of the proposed Comprehensive revised Zoning Law and Zoning Map submitted and recommended by its Consultants pursuant to SEQRA and thereupon makes the following Findings and Conclusions:

SEQRA FINDINGS

1. The Comprehensive Plan as recently adopted by the Town properly identifies the long-term development goals of the Town of Fabius through the recognition of its widespread agricultural base and in maintaining the Town's rural character through the preservation of open space and agricultural land uses, with other more residential development to be structured around the residential development already existing within the Village and hamlets of the Town.

2. The proposed developmental objectives as set forth in the Comprehensive Plan take into consideration the highway and transportation system presently existing within the Town and both the extent and limitations of natural resources within the Town that may support any future development.

3. The plan of development as expressed in the Comprehensive Plan is in keeping with the general character of the area.

4. The adopted Comprehensive Plan sets forth more well-defined comprehensive planning goals which will afford the Town a better opportunity to more effectively regulate land use within the Town for the purpose of protecting the public health, safety and welfare of its citizens.

5. The proposed revision of the Town's Zoning Law and Zoning Map is created to enforce and further the developmental goals of the Town as set forth in the adopted Comprehensive Plan.

6. The revised Zoning Law and Map will present no adverse effect on the environment within the Town of Fabius; to the contrary, the Law, as proposed, seeks to preserve, foster and protect the natural resources of the Town, as well as the agricultural, economic and character of the Town through the enforcement of its comprehensive planning goals.

NOW, THEREFORE, BE IT RESOLVED that in connection with the adoption of the proposed Comprehensive Revised Zoning Law and Zoning Map, the Town Board of the Town of Fabius having considered the Revised Zoning Law and Map, as prepared and recommended by Planning/Environmental Research Consultants, dated August, 2003, and having considered the

preceding facts and conclusions relied upon to meet the requirements of 6 NYCRR 617.11, this

Statement of Findings certifies that:

1. The requirements of 6 NYCRR Part 617 have been met.
2. Consistent with the social, economic and other essential considerations from among the reasonable alternatives available, the action is one which avoids or minimizes adverse environmental effects to the maximum extent practicable and that adverse environmental impact will be avoided or minimized by incorporating as conditions to the decision those mitigative measures which were identified as practicable.

The question of the adoption of the foregoing Resolution and Order was duly put to a roll call, which resulted as follows:

Robert DeMore	Voting	Yes
Peter Schlicht	Voting	Yes
Deborah Foster	Voting	Yes
Barry Ellis	Voting	Yes
James Conway	Voting	Yes

The Resolution and Order were thereupon declared to be adopted.

I, the undersigned, Town Clerk of the Town of Fabius, DO HEREBY CERTIFY that the preceding resolution was duly adopted by the Town Board of the Town of Fabius at a regular meeting of the Board duly called and held on the 21st day of May, 2007, that due notice of the meeting having been given pursuant to the Open Meetings Law of the State of New York, that the said resolution was entered in the minutes of the meeting and that I have compared the foregoing copy with the original thereof now on file in my office and that the same is a true and correct transcript of the said resolution and the whole thereof.

I FURTHER CERTIFY that all members of the Board had due notice of the meeting.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Fabius this 21st day of May, 2007.

(SEAL)



Margaret Riker, Town Clerk